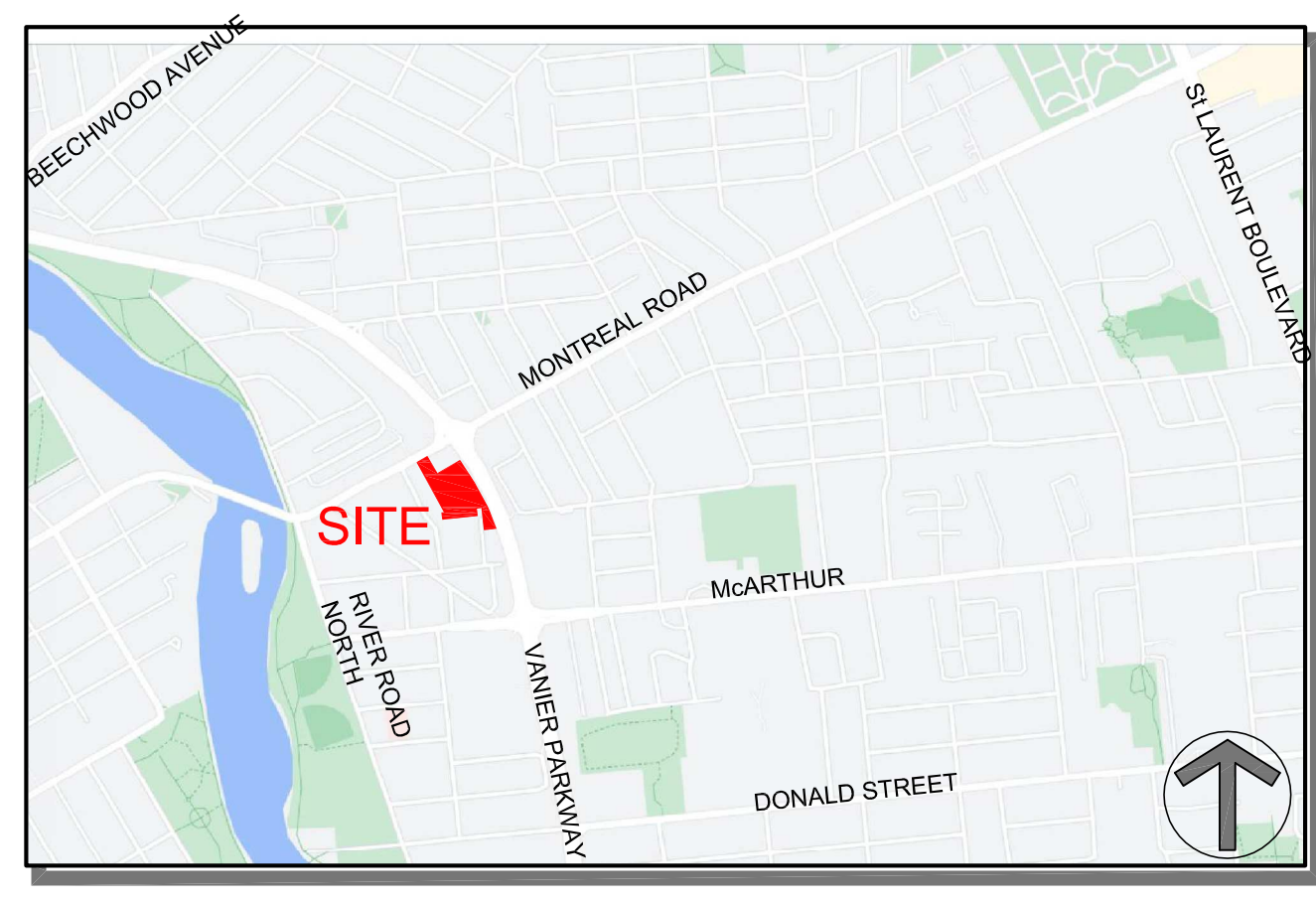


**1 SITE PLAN - PHASE 1**  
 SP-1  
 SCALE = 1 : 300

<b>PROJECT DEVELOPER</b> <b>Manor Park Management</b> 231 Britanya Drive, Suite D Ottawa, ON Canada, K1K 0R8 E-Mail: isa@manorparkcap.com	<b>PROJECT MANAGER</b> <b>Renfro Land Management</b> 371A Richmond Rd. Unit 2, Ottawa, ON K2L 1Y3 Tel: (613) 883-6124 E-Mail: davidrenfro@outlook.com	<b>LEGAL DESCRIPTION</b> TOPOGRAPHIC SURVEY OF LOT 5 AND PART OF LOTS 6 AND 7 BLOCK 2 REGISTERED PLAN 29 AND LOT 88 AND PART OF LOTS 40 & 41 REGISTERED PLAN 49 CITY OF OTTAWA
<b>SURVEYOR</b> <b>FAIRHALL, MOFFATT &amp; WOODLAND LIMITED</b> 100-600 TERRY FOX DRIVE KANATA, ONTARIO K2L 4B6 Tel: (613) 591-2580 Fax: (613) 591-1495 Email:	<b>GEOTECHNICAL ENGINEER</b> <b>paterson group</b> 154 Colonnade Road South Ottawa, Ontario, K2E 7J5 Tel: 613.226-7381 Email: DGilbert@Patersongroup.ca	<b>URBAN PLANNER</b> <b>FoTenn Consultants Inc.</b> 396 Cooper Street, Unit 300 Ottawa, ON Canada, K2P 2H7 Tel: (613) 730-5709 Fax: (613) 730-1136 E-Mail: posen@fotenn.com
<b>CIVIL ENGINEER</b> <b>WSP</b> 300 - 2611 Queensview Drive Ottawa, ON K2B 8K2 Tel: +1 613-829-2800 Email: Ishaque.Jafferjee@wsp.com	<b>TRANSPORTATION ENGINEER</b> <b>CGH Transportation Inc.</b> 6 Plaza Court Ottawa, ON K2H 7W1 Tel: (343) 999-9117 Cell: (613) 697-3797 Email: andrew.harte@cgtransportation.com	<b>LANDSCAPE DESIGNER</b> <b>LEVSTEK CONSULTANTS</b> 5871 Hugh Crescent Ottawa, ON Canada, K0a 2w0 Tel: (613) 826-0518 E-Mail: rievstek@iarocquelevstek.com



- SITE PLAN SYMBOLS:**
- SOFT LANDSCAPE
  - PEDESTRIAN WALKING SURFACE
  - DRIVING / PARKING AREA
  - CONCRETE SIDEWALK
  - EXISTING CITY CONCRETE SIDEWALK
  - CONCRETE DRIVEWAY / RAMP
  - UNDEVELOPED AREA
  - PARKLAND DEDICATION
  - PROPERTY LINE
  - FENCE LINE
  - BIKE RACK
  - ENTRANCE / EXIT DOOR
  - COMMERCIAL / EXIT DOOR
  - FIRE HYDRANT
  - VEHICULAR DIRECTION
  - EXISTING TREE TO REMAIN
  - SIAMESE CONNECTION
- NOTE:  
 SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN

**SOLID WASTE**

<b>BUILDING 'A' - 36 UNITS</b>		
GARBAGE	0.110 Y <sup>2</sup> PER UNIT	4 Y <sup>2</sup>
RECYCLING - GMP	0.018 Y <sup>2</sup> PER UNIT	1 Y <sup>2</sup>
RECYCLING - FIBRE	0.038 Y <sup>2</sup> PER UNIT	1 Y <sup>2</sup>
ORGANICS	1 - 240 L BIN PER PER 50 UNITS	1
<b>BUILDING 'B' - 394 UNITS</b>		
GARBAGE	0.110 Y <sup>2</sup> PER UNIT	40 Y <sup>2</sup>
RECYCLING - GMP	0.018 Y <sup>2</sup> PER UNIT	7 Y <sup>2</sup>
RECYCLING - FIBRE	0.038 Y <sup>2</sup> PER UNIT	14 Y <sup>2</sup>
ORGANICS	1 - 240 L BIN PER PER 50 UNITS	8

**AMENITY SPACE**

EXTERIOR AT GRADE	= 1,300.0 sq. m.
GROUND FLOOR COMMUNAL INTERIOR	= 220.0 sq. m.
7th FLOOR COMMUNAL INTERIOR	= 120.0 sq. m.
7th FLOOR COMMUNAL EXTERIOR TERRACE	= 130.0 sq. m.
35th FLOOR COMMUNAL EXTERIOR TERRACE	= 100.0 sq. m.
PRIVATE BALCONIES / TERRACES	= 1,700.0 sq. m.
TOTAL	= 3,570.0 sq. m.
TOTAL COMMUNAL	= 1,870.0 sq. m.
REQUIRED - 6.0M <sup>2</sup> PER UNIT (430)	= 2,580.0 sq. m.
REQUIRED COMMUNAL @ 50%	= 1,290.0 sq. m.

- DRAWING NOTES:**
- 1 PROPERTY LINE
  - 2 PROPOSED ROAD WIDENING
  - 3 OUTLINE OF TOWER
  - 4 LINE OF TOWER BALCONIES ABOVE
  - 5 LINE OF PARKING GARAGE BELOW
  - 6 HEATED RAMP TO U/G GARAGE WITH TRENCH DRAIN
  - 7 EXTERIOR ROOF TOP AMENITY SPACE
  - 8 MOUNTABLE CURB WITH CONCRETE TRUCK APRON
  - 9 SERVICE AREA
  - 10 RAISED PEDESTRIAN CROSS WALK WITH TWSI
  - 11 BIKE RACKS, SEE LANDSCAPE PLAN FOR TYPE
  - 12 SIAMESE CONNECTION
  - 13 PARKING GARAGE INTAKE / EXHAUST GRILL
  - 14 2.6 X 5.2m STANDARD PARKING SPACES
  - 15 ASPHALT DRIVEWAY WITH 150mm BARRIER CURB
  - 16 FIRE HYDRANT
  - 17 SOFT LANDSCAPING
  - 18 2.0m WIDE CONCRETE SIDEWALK
  - 19 EXTERIOR PATIO (COMMERCIAL / COMMUNAL)
  - 20 BELOW GRADE CISTERN
  - 21 EXISTING CITY SIDEWALK INSTALL SUMMER OF 2021
  - 22 RAISED PLANTER
  - 23 EXISTING CHAIN LINK FENCE
  - 24 CONSTRUCTION STAGING FENCE
  - 25 PARKLAND DEDICATION AREA
  - 26 PHASING LINE
  - 27 HARD SURFACE WALKING SURFACE
  - 28 AT GRADE PRIVATE PATIOS
  - 29 6.0M WIDE FIRE ROUTE
  - 30 EXISTING CHAIN LINK FENCE
  - 31 EXISTING SOFT LANDSCAPED BOULEVARD
  - 32 PHASE 1 CONSTRUCTION ACCESS
  - 33 EXISTING TREE TO REMAIN PROTECT AS REQUIRED
  - 34 ALTER EXISTING STREET AS SHOWN
  - 35 PARKING GARAGE EXIT STAIR
  - 36 PROPOSED BUILDING SERVICES, SEE CIVIL
  - 37 2.1m HT. SOLID WOOD FENCE
  - 38 SEASONAL PLANTERS
  - 39 GAS PRESSURE RELEASE STATION
  - 40 ELECTRIC VEHICLE CHARGING STATION
  - 41 ACCESSIBLE PARKING SPACE
  - 42 DEPRESSIONED CURB - TWSI AS SHOWN
  - 43 CYCLE REPAIR STATION
  - 44 DEPRESSIONED CURB AND CONTINUOUS SIDEWALK TO CITY STANDARDS, SEE CIVIL

**PROJECT INFORMATION**

ZONING	TM(2363) S365-h
SITE AREA	12,165.45 sq m 130,346 sq ft
PHASE 1 AREA	6,150.19 sq m 66,200 sq ft
PHASE 2 AREA	6,015.26 sq m 64,748 sq ft

**REQUIRED**

BUILDING HEIGHT - BLDG A	8 Storeys / 29.0m
BUILDING HEIGHT - BLDG B1	37 Storeys / 116.0m
BUILDING HEIGHT - BLDG B2	28 Storeys / 89.0m
BUILDING HEIGHT - BLDG B3	16 Storeys / 53.0m
BUILDING SETBACKS	as per Schedule S365-h
RESIDENTIAL PARKING - AREA 'Y'	0.5 per unit
VISITOR PARKING - AREA 'Y'	0.1 per unit
COMMERCIAL PARKING - RESTAURANT	not required
BICYCLE PARKING - COMMERCIAL	1 per 250m <sup>2</sup> of G.F.A.
AMENITY SPACE	6.0 m <sup>2</sup> per unit

**NOTATION SYMBOLS:**

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.
- DETAIL NUMBER
- TITLE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

**PROJECT STATISTICS - PHASE 1**

<b>BUILDING 'A'</b>	STAGE 1 CONSTRUCTION	0.0 sq. m.
PARKING LEVEL		000 sq. ft.
GROUND FLOOR		234.6 sq. m.
2nd FLOOR		4,158 sq. m.
3rd - 8th FLOOR		1,866.2 sq. m.
MECHANICAL LEVEL		0.0 sq. m.
TOTAL AREA		2,510.8 sq. m.
COMMERCIAL AREA		234.6 sq. m.
UNIT COUNT		36
UNIT PARKING	0.5 PER UNIT AFTER 12 UNITS	12
VISITOR PARKING	0.1 PER UNIT AFTER 12 UNITS	2
BICYCLE PARKING	0.5 PER UNIT	18
COMMERCIAL/BICYCLE	1.0 PER 250m <sup>2</sup> OF G.F.A.	1

**BUILDING 'B'** STAGE 2 CONSTRUCTION

PARKING LEVEL	0.0 sq. m.	
GROUND FLOOR	257.2 sq. m.	
2nd FLOOR	5,889.3 sq. m.	
7th FLOOR	524.4 sq. m.	
8th - 34th FLOOR TOWER	17,551.15 sq. m.	
35th - 37th FLOOR	1,364.56 sq. m.	
MECHANICAL LEVEL	0.0 sq. m.	
TOTAL AREA	24,146.4 sq. m.	
TOWER FOOTPRINT	807.2 sq. m.	
UNIT COUNT	394	
UNIT PARKING	0.5 PER UNIT AFTER 12 UNITS	191
VISITOR PARKING	0.1 PER UNIT AFTER 12 UNITS	30
BICYCLE PARKING	0.5 PER UNIT	197

**UNIT MIX**

TOWNHOUSE UNIT	0
ONE BEDROOM	291
TWO BEDROOM UNIT	107
THREE BEDROOM UNIT	32
TOTAL UNITS	430

**REVISIONS:**

NO.	DESCRIPTION	DATE
1	ISSUED FOR SPC 1st COMMENT RESPONSE	2023 03 15
2	ISSUED FOR SPC 1st COMMENT REVIEW	2023 03 14
3	ISSUED FOR LDRP SPC SUBMISSION	2023 01 19
4	ISSUED FOR CONSULTANT COORDINATION	2023 01 10
5	ISSUED FOR SPC APPLICATION - PHASE 1	2022 09 13
6	ISSUED FOR CONSULTANT COORDINATION	2022 06 22
7	ISSUED FOR CONSULTANT COORDINATION	2022 02 21

**CAR PARKING**

REQUIRED BY ZONING BY-LAW		
RESIDENCE	-0.5 PER UNIT (AFTER 12 UNITS)	203
VISITOR	-0.1 PER DWELLING UNIT (AFTER 12 UNITS) (MAX 30)	32
COMMERCIAL RETAIL	*NON REQUIRED	0
TOTAL		235
PROVIDED		
RESIDENCE	-0.59 PER UNIT	358
VISITOR	-0.07 PER UNIT	32
COMMERCIAL RETAIL		0
TOTAL		390

**LOCATION**

56 beech street, ottawa, ontario K1S 3J6  
 t: 613.724.9932 f: 613.724.1209 a: architecture.ca

**CLIENT:**  
 2705460 Ontario Inc.

**ARCHITECT:**  
 rla / architecture  
 roderick lahey architect inc.

**PROJECT TITLE:**  
 112 MONTREAL ROAD

**SHEET TITLE:**  
 SITE PLAN  
 PHASE 1

**DRAWN:** RV  
**CHECKED:** R.V.

**SCALE:**  
 1:300

**PROJECT NO.:**  
 2026

**SHEET NO.:**  
 SP-1